

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3/18 NEIL STREET HADFIELD VIC 3046

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$595,000

&

\$635,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,500

Property type

Unit

Suburb

Hadfield

Period-from

01 Oct 2025

to

31 Dec 2025

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

| | | |
|-------------------------------------|-----------|-----------|
| 3/5 DAVIES STREET HADFIELD VIC 3046 | \$620,000 | 17-Sep-25 |
| 3/123 WEST STREET HADFIELD VIC 3046 | \$561,000 | 23-Oct-25 |
| 3/6 EPPING STREET HADFIELD VIC 3046 | \$642,000 | 18-Sep-25 |

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 11 February 2026